

Kansas Department of Health and Environment

Bureau of Environmental Remediation

Environmental Use Control Program



Kansas City Structural Steel Site Redevelopment

Site History:

The KC Structural Steel Site was a steel fabrication facility from 1907 to 1984, which left behind smelter slag waste and heavy metals in the soils. Site cleanup performed under EPA oversight removed materials such as asbestos, lead and petroleum contaminated soils, waste oils, and containers of hazardous materials in 1993.

Site Redevelopment:

In 2013, KDHE was approached by LANE4 Property Group to discuss revitalization and redevelopment of this largely underutilized parcel to stimulate economic growth in the Argentine District of Kansas City, Kansas. Following discussion with KDHE, Argentine Retail Developers, Inc. bought the property and entered into an EUC Agreement and Long-Term Care Agreement that facilitates adaptive property reuse and environmental condition management .



From left to right: Justin Hunting of Crossland Construction Police Chief Terry Zeigler, Mayor Mark Holland, and Commissioners Ann Murguia, Harold Walker, and Angela Markley.

The Unified Government of Wyandotte County and Kansas City, Kansas (UG) received the property at 2100 Metropolitan Avenue as a donation from LANE4 Property Group, and is building a new police substation on a portion of the site. This police substation will replace an older facility. The EUC Program worked with both parties during the property transaction and will continue to assist UG by overseeing redevelopment activities; such as ensuring that the Operations and Management plan incorporated in the Long-Term Care Agreement properly manages any impacted soils disturbed by the construction.



Before redevelopment began.

Through these agreements, KDHE staff has worked with Argentine Retail Developers throughout the redevelopment process to ensure workers and the public were protected from contaminated materials. In September 2014 the Argentine District welcomed a new Walmart Neighborhood Market and other retail redevelopment.



Aerial of site during construction; Walmart almost complete.



Current and future redevelopment with the new police substation on the right.

Benefits

- **Redevelopment of an underutilized property**
- **A new police substation to replace an outdated facility.**

KDHE Mission: To protect and improve the health and environment of all Kansans.

<http://www.kdheks.gov/remedial/euc/index.html> June 2016